

United States Department of the Interior  
National Park Service

NATIONAL REGISTER  
LISTED

NOV 28 2007

## National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A) Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

Historic name Henry Hickert Building

Other name/site number Heritage Corner Cafe

### 2. Location

Street & number 104 West Fourth ☐ not for publication

City or town Bird City ☐ vicinity

State Kansas Code KS County Cheyenne Code 023 Zip code 67731

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Patrick Zollner

10/10/07

Patrick Zollner, Deputy State Historic Preservation Officer

Date

Kansas State Historical Society

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional Comments.)

Signature of commenting official /Title

Date

State or Federal agency and bureau

### 4. National Park Service Certification

I hereby certify that the property is

Signature of the Keeper

Date of Action

☐ entered in the National Register.

☐ See continuation sheet.

☐ determined eligible for the National Register

☐ See continuation sheet.

☐ determined not eligible for the National Register

☐ removed from the National Register

☐ other, (explain:)

Henry Hickert Building  
Name of Property

Cheyenne County, Kansas  
County and State

## 5. Classification

**Ownership of Property**  
(Check as many boxes as apply)

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

**Category of Property**  
(Check only one box)

- ☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed  
in the National Register**

0

## 6. Function or Use

**Historic Functions**  
(Enter Categories from instructions)

Commerce: department store

Commerce: Specialty Store

Commerce: financial institution

Government: Post Office

**Current Functions**  
(Enter categories from instructions)

Commerce: Restaurant

Domestic: Single dwelling

## 7. Description

**Architectural Classification**  
(Enter categories from instructions)

19<sup>th</sup> and 20<sup>th</sup> Century American Movements:

Commercial Style

Commercial Style

**Materials**  
(Enter categories from instructions)

Foundation: Concrete

Walls: Brick

Roof: Asphalt

Other: Stone: Limestone

## Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Henry Hickert Building  
Name of Property

Cheyenne County, Kansas  
County and State

## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years

### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

### Areas of Significance

(Enter categories from instructions)

Architecture

Community Planning and Development

### Period of Significance

1920-1957

### Significant Dates

1920

### Significant Person

(Complete if Criterion B is marked above)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Henry Hickert

## 9. Major Bibliographical References

### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

### Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering

Record # \_\_\_\_\_

### Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

\_\_\_\_\_

Henry Hickert Building  
Name of Property

Cheyenne County, Kansas  
County and State

## 10. Geographical Data

Acreage of Property Less than one acre

### UTM References

(Place additional UTM references on a continuation sheet.)

1	1	4	2	8	3	0	0	0	4	4	0	2	8	6	0
Zone	Easting					Northing									
2															

3															
Zone	Easting					Northing									
4															

☐ See continuation sheet

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

Name/title KSHS Staff  
Organization \_\_\_\_\_ Date July, 2007  
Street & number 6425 SW 6th Avenue Telephone 785-272-8681  
City or town Topeka State KS Zip code 66615

## Additional Documentation

Submit the following items with the completed form:

### Continuation Sheets

#### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative **black and white photographs** of the property.

#### Additional items

(Check with SHPO or FPO for any additional items)

## Property Owner

Name Connie Miller  
Street & number PO Box 447 Telephone 785-734-2275  
City or town Bird City State KS Zip code 66731

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503

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Henry Hickert Building  
Cheyenne Co., Kansas

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**Description**

The Henry Hickert Building in Bird City, Cheyenne County, Kansas is a two-story, brick commercial building located in the heart of this small town in northwest Kansas. The building has been a prominent landmark and a part of the community since Hickert built it in 1920. The building has had numerous uses over the years, but has remained in continuous commercial use since its construction. Over the years the building has served the community as a bank, a post office, a drug store, a restaurant, and even apartments. The building is still solid and functional today, with only a few cosmetic changes needed for its continued use.

The building sits on the northwest corner and faces the two main streets that run through the town of Bird City. When it was constructed, it was designed to hold two separate businesses on the first floor, one occupied the west half of the building and faced Fourth Street. The other half of the building has an angled corner entrance and runs along Bird Avenue. These two commercial spaces are combined and form an L-shaped building at the main intersection. Today, the divisions between the two spaces have been removed and the Heritage Corner Café utilizes the space originally designed for the separate commercial businesses. However, the interior of each space retains many of the historic characteristics that defined the separate commercial businesses that occupied the area.

**Exterior**

The exterior of the building is red brick, with red mortar joints. The first floor of the building is designed for commercial usage and has large glass storefront windows running along the façade. There are currently removable awnings over the windows running along the first floor. The second floor retains its original windows. The top of the building is topped with a brick parapet, capped along the top ridge by a cement cap. Just under the parapet and running along the entire exterior on the south- and east-facing façades is a rectangular brick pattern, adding some detail and definition. Just below the brick coursing and above the second floor windows is a second brick coursing that follows the pattern created by the window openings. The exterior of the building is in excellent condition.

The south façade of the building was originally leased to McMillan's Drugstore. The first story has a modern commercial storefront with aluminum framing and large plate glass windows. There is a modern commercial door located to the west of center on this south side. Opposite of the glass is the original dual-door, set back entrance (currently with non-original screen doors) located behind the glass. This storefront was replaced after a resident of the town accidentally ran their car through the front window destroying the original façade.

Just to the right of the commercial storefront is a recessed, original, wooden panel door that leads to the stairs and the second story of the building. To the right of the door to the second floor are two single

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Cheyenne Co., Kansas

pane wood windows. These windows are the original commercial storefront windows and are maintained and in good shape. All of the windows and doors on the first story have a metal awning attached the top of the window.

The second story of the building has four pairs of the original one-over-one wood windows spaced along the south façade. The windows have a cast-stone sill, currently painted white to match the woodwork on the windows. The windows are evenly spaced along the second story, save the last pair that is moved closer to accommodate the angled corner of the building.

The southeast corner of the building has an angled entrance that faces the intersection. The original door was replaced at some point by a modern aluminum and glass door. However the decoration and detail of the main entrance is still intact around the building. Leading up to the door are the original cast stone steps, they are worn, and deteriorated from the years in which this portion of the building served as a bank and as a post office. Framing the door are two brick pilasters, with a cast-stone base and capital. The pilasters support a triangular pediment that sits above the entrance. Under the pediment, set in the case stone are the words "1920 BANK" indicating the date of the building and the intended use when it was built. Between the modern door and the bank inscription, is a rectangular glass transom. The transom is decorated with clear and blue glass making a squared pattern above the door and adding a small amount of color to the entryway.

Above the corner entrance on the second story are paired one-over-one wood windows that are slightly smaller in size than those along the south and east façades. But above the windows the same horizontal brick patterning is continued along this angled façade.

The east façade of the building faces Bird Avenue and is the longer of the two façades. The street level elevation has widow openings running along, matching the pattern of that on the south elevation. The first two windows are single pane glass storefront windows. Each window has a large decorative transom of blue and white glass above the single pane window. Removable, white metal awnings cover the transoms. When moving northward along the east façade, the third window is slightly different in that it has two vertical sashes. And to the north of that window is a side entrance to the building. This door leads into the back rooms on the interior of the eastern half of the building. At the rear of the building are another entrance and a large awning. Along the south end of the east façade are a railing and an exterior stairwell that leads to a sub-grade basement entrance. Along the stairs down to the basement entrance are large windows, transoms that provide exterior light for a large basement room (currently used by the owner for storage).

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Cheyenne Co., Kansas

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**Interior**

The interior of the Hickert Building still reflects the multiple uses of the two parts of the building over the years. When it was originally built in 1920, it was designed to hold two separate businesses, one along Fourth Street and one that ran along Bird Avenue. The original business on the south façade was the McMillen Drug Store. Today this space is divided into two main rooms. The room at the back is a modern kitchen with modern kitchen appliances and fixtures for the current usage of the building, a café. The main room, just inside the entrance off of Fourth Street, serves as a dining room for the café. However there are several historic features preserved throughout this room. The oak fixtures installed in the McMillan pharmacy in 1920 are still extant within the main room. The counter top and cabinetry behind are still in excellent condition and are utilized by the café.

Around the counter, a black-and-white vinyl tile is attached to the floor, but the rest of this room retains the historic hardwood flooring. A ramp has been added just to the right of the main entrance that takes café patrons through a pass through and into the other portion of the building. This ramp is also floored with the vinyl floor covering.

The eastern portion of the building is now commonly accessed through the ramp and walkway from the south entrance. This large room, originally a bank, has been used for many uses over the years, but currently serves as a dining room for the café. The room displays the four large single pane windows and transoms visible on the first floor of the south and east sides. You can also see the glass transoms that are not visible from the street due to the temporary awnings. The flooring has been carpeted over. And the room is filled with tables and chairs for the café's usage. However, the room does retain a great deal of the woodwork and trim. The restroom doors are wood paneled with ventilation transoms above. The ceiling was dropped at some point, but could be restored to full height if desired.

Off of this main room on the east portion of the building are several more rooms that currently serve as the living quarters of the current owner. These rooms, all retain their plaster walls, wood trim, original windows, transoms and various historic features. Several of the rooms retain their original wood flooring, and others have carpeting installed over the wood floor. There is a small bathroom and kitchen area back in these rooms that have been added for the use of the owner.

The interior of the second story retains a high degree of integrity. The second floor was originally planned so that they spaces could be rented out as apartments, offices, or commercial spaces. The floor plan is different than the first floor in that the rooms are smaller and sub-divided. Along the south ell of the building are two apartments that occupy the space on either side of the main stairway of the floor. Up from the stairs and to the north extends a long hallway with four smaller apartments. Each of the apartments retains the screen door, much of the plaster, wood floors, and wood trim. The windows are

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Cheyenne Co., Kansas

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one-over-one double hung wood windows with the original trim and interior sill surrounding. Each apartment is sub-divided into a small kitchen, a main room, and a small bedroom.

The second story retains a high degree of its integrity and features. There have been a few modifications to floor plans and interior spaces, but the historic features are present. Some amount of cosmetic repair is needed to restore the plaster and bring the building up to current code standards.

The basement is accessed through the owners' living quarters on the first floor or through the exterior entrance along Bird Avenue. The owner currently uses the basement for storage. It is formed through poured concrete. There is a coal shoot and various remnants of the previous heating systems for the building. The basement walls and foundation appear to be in good condition and have been maintained.

The Henry Hickert Building is an excellent example of 20<sup>th</sup> century commercial architecture in a small Kansas town. The building was designed to meet several needs of the community at one time, through various spaces for businesses, rentals, and living quarters. The design of the building has allowed for continued use and upkeep, thus maintaining its historic character and integrity.



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Cheyenne County, Kansas

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**Statement of Significance**

The Henry Hickert Building in Bird City, Cheyenne County, Kansas is a two-story, brick commercial building located in the heart of this small town in northwest Kansas. The Hickert Building is being nominated to the National Register of Historic Places under Criterion A for its association with the development of the town of Bird City and under Criterion C for its architectural significance as a good local example of 20<sup>th</sup> Century Commercial architecture.

**Local History and Hickert Building History**

Bird City was named after Benjamin Bird; he was an early cattleman in Cheyenne County who was friendly with both settlers and other cattlemen. Bird and several others formed the Northwest Town Site Company that helped to establish a town in 1885 named Birdton. Shortly thereafter the name was changed to Bird City. The streets throughout the town are still named for the original town founders. The town was founded and platted in 1885 and people began to buy lots and begin building.

In 1885 a man named John Elliott bought several lots at the corner of Bird Avenue and Fourth Street and began construction of the Bird City Hotel. It was a large two-story wood-framed building. Just a year later, Elliott gave management of the hotel to his nephew, R.M. Fraker and the building became known as the Fraker Hotel. In 1917, the Craft family moved to Bird City and bought the Fraker Hotel. They took down the wood-frame building and used the materials for buildings on their farm.

In 1920, Henry Hickert bought the empty lot at the corner of Bird Avenue and Fourth Street and began construction of a large two-story brick building. He designed the upper story for living quarters or office spaces - depending on the need. The lower story was divided into two main parts. The southeast portion was originally inhabited by the Farmer State Bank from 1920 to 1928. The bank closed in 1928 and the space remained vacant until 1931 when it became the Bird City Post Office. The building served as the town's post office until 1962 when the post office moved to a new building it still occupies today.

The south portion of the Hickert Building was McMillen's Drug Store. C.C. McMillen and his wife ran the drugstore for many years. They served ice cream and had a soda fountain. The pharmacy was also a stop on the Continental Bus Line, so many people traveling through the area stopped at the Hickert Building. In 1946 McMillen bought the deed to the entire building from Hickert and continued to lease the space to the post office.

A local resident of Bird City, J.C. Gleason served in the military during World War II and then attended Pharmacy School at the University of Kansas with the support of the GI Bill. J.C. and his wife Leila returned to Bird City after completing school and they worked with McMillen in his drugstore until

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McMillen's death in 1955. Gleason and his wife purchased the building and continued to operate the drugstore until 1980 when they moved to Nebraska.

During that time, the southeast portion of the building was leased as the post office and then became a photography studio. In 1982, Verna Mueller purchased the building and over time renovated it to make it suitable for a café. In 1996 Mueller opened the Rusty R Café, and since then both portions of the building have operated as a café, under different names and different owners.

The upstairs of the building has had a great variety of tenants. The spaces have been leased for apartments, for doctors offices, the telephone office, dentists offices, barber shops, newspaper printing and publishing, and insurance agents offices, and until recently The Bird City Century Two Development offices.

### Commercial Building Architecture

The Hickert Building was built in the style of a two-part commercial block building. This building type was most prevalent in American buildings between 1850 and 1950. The two-part commercial block is "the most common type of composition used for small and moderate sized commercial buildings throughout the country." Generally, two-part commercial buildings in this style are two or four stories in height and have a distinct storefront and a distinct upper story. The Hickert Building's current appearance - save one portion of the south façade and the very north end of the east façade - reflects its original design and intended look. There is a more subtle division between the first and second stories than with other two-part commercial block buildings, but the difference in windows and subtle brick patterning reflect the intended different uses for the two halves of the building. The Hickert Building is the only building of this type found in Bird City and is a locally significant piece of 20<sup>th</sup> century architecture.

### Summary

Since its construction in 1920, the Hickert Building has served Bird City in many capacities. It was designed as a commercial building to meet the needs of the community at the time for a bank and a drug store, and over the years, its design, location, and owners have continued to keep this building as a functional and viable part of Bird City. The building is located at the intersection of the two main streets running through town, and it has held its place as an important contributor to this small town in northwest Kansas. The Hickert Building is an excellent example of how a building can help to enhance development of a community and can change to serve the needs of the community as it grows and sustains itself. The Hickert Building is thus being nominated to the National Register as part of the development and commercial growth for the town of Bird City, Kansas.

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Bibliography

Cutler, William G. *History of the State of Kansas*. Chicago: Andreas Publishing Co., 1883.

Mast, Dorothy, and Rosemary Powell. *Heritage Corner: Out of the Past*. 2006.

Historic Photographs in possession of the owner.

Verbal Boundary Description

The nominated property is located at 104 W. Fourth St. (Bressler St.) in the Original Town, Block 28, Lots 23 and 24 in Bird City, Cheyenne County, Kansas.

Boundary Justification

The nominated property includes the land historically associated with the Henry Hickert Building in Bird City, Cheyenne County, Kansas.

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Photographic Information

The following information is consistent for all photographs:

1. Henry Hickert Building
2. Cheyenne County, Kansas
3. Photographer: Kristen Lonard-Johnston
4. July 3, 2007
5. Digital photographs on file at the Kansas State Historical Society

- Photo #1: Exterior, View from the south
- Photo #2: Exterior, View from the southeast
- Photo #3: Exterior, View from the east
- Photo #4: Exterior, Main Entrance to Southeast section (formerly bank), View from the southeast
- Photo #5: Exterior, Stairwell to basement, View from the south
- Photo #6: Interior, South section, old Pharmacy Fixtures, View from the northeast
- Photo #7: Interior, Southeast section, Main entrance, View from the northwest
- Photo #8: Interior, Southeast section, original door, transom, View from the west
- Photo #9: Interior, Basement stairway to main floor and door to furnace room, View from the south
- Photo #10: Exterior, South Section, Door to the stairway to 2<sup>nd</sup> floor, View from the south
- Photo #11: Interior, 2<sup>nd</sup> Floor apartment over main entrance, View from the northwest
- Photo #12: Interior, 2<sup>nd</sup> Floor Hallway, View from the north
- Photo #13: Interior, 2<sup>nd</sup> Floor landing and stairs to exterior door, View from the north

(IMC DONALD SW)  
6783 IV SW

NE/4 BIRD CITY SOUTH 15' QUADRANGLE



